



**Kennedy  
& Foster**

38 Millers Court

Biggleswade

SG18 0AL

**£190,000**

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- REFITTED SHOWER ROOM
- WELL PRESENTED THROUGHOUT
- OWNER'S LOUNGE
- WELL TENDED COMMUNAL GARDENS
- CLOSE TO TOWN AND STATION
- NO UPWARD CHAIN



A well presented two bedroom ground floor flat located close to the town centre and amenities. Offered for sale with no upward chain the property benefits from a 16ft lounge/diner, a refitted shower room and double glazing. Millers Court is restricted to over 55s and benefits from communal parking, well tended gardens and an owner's lounge.

#### **COMMUNAL SECURITY ENTRABCE INTO:**

#### **COMMUNAL LOBBY:**

Wooden front door into:

#### **ENTRANCE HALL**

Built in double cupboard with shelves and hanging rail, wall mounted entry system and alarm card pull, wall mounted storage heater, built in cupboard housing hot water cylinder and linen shelving. Wooden doors to:

#### **KITCHEN**

10' 3" x 5' 10" (3.12m x 1.78m) uPVC double glazed window to side aspect. Range of eye level and base units with work surface over and tiled splash back, single bowl stainless steel sink and drainer unit, space for fridge and washing machine, built in oven at eye level, electric hob with extractor over. Glazed twin doors to:

#### **LOUNGE**

16' 6" x 10' 4" (5.03m x 3.15m) Twin uPVC double glazed windows to side aspect and uPVC double glazed door and picture windows to front, wall mounted storage heater, coving to textured ceiling.

#### **BEDROOM**

12' 11" x 10' 0" (3.94m x 3.05m) uPVC double glazed window to front aspect, range of fitted bedroom furniture, coving to textures ceiling.

#### **BEDROOM**

11' 1" x 7' 3" (3.38m x 2.21m) uPVC double glazed window to front aspect, coving to textures ceiling.

#### **REFITTED SHOWER ROOM**

Double shower unit with screen and hand rail, fitted vanity unit with close coupled WC, wash hand basin with cupboard under, shaver light point, wall mounted heated towel rail, tiled surround.

## OUTSIDE

Small patio belonging to property.

Parking is available on first come first served basis.

Well tended communal gardens with residents lounge and house managers office located in the main building.

## AGENT NOTES

Lease Details: 125 years from January 1991.

Service Charge: £293.10 per month (Ground Rent included)



## COUNCIL TAX BAND

Tax band B

## TENURE

Leasehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.